



6 Ashby Park, Daventry, Northamptonshire, NN11 0QW

HOWKINS &  
HARRISON



## 6 Ashby Park, Daventry, Northamptonshire NN11 0QW

Guide Price: £725,000

An individually designed five bedroom detached family home with a purpose built one bedroom single storey annexe which is fully self-contained. This spacious property is offered with no upward chain and is located in a small development of similar properties. This family home benefits from a good sized reception hall, two cloakrooms, five double bedrooms and a well proportioned garden. The annexe has a sitting room, kitchen/breakfast room, bedroom and a bathroom.

### Features

- A detached family home with self-contained annexe
- Five double bedrooms
- Kitchen/breakfast room with utility adjoining
- Spacious hallway and landing
- Ensuite and family bathroom
- One bedroom annexe with kitchen and sitting room
- Double garage
- Well-proportioned rear garden
- No upper chain
- Energy Rating – C



## Location

Ashby Park development comprises of around twelve executive designed homes, and adjoins Daneholme Park just over a mile north of the centre of the Market Town of Daventry where on Tuesdays and Fridays you can enjoy the local market . Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



## Ground Floor Accommodation

The property is accessed via an entrance porch into a welcoming reception hallway. The hall has an attractive antico flooring, radiator with decorative cover and a dog-leg staircase providing access to the first floor. The cloakroom is divided into two areas one being fitted with a two piece suite and the other part is ideal for coats and shoes. The sitting room is a lovely size and shape and has a focal point being the feature fireplace with a marble hearth. This room has decorative coving and matching ceiling rose. The dining room overlooks the garden and has a laminated wood effect floor and a door which leads to the kitchen/breakfast room. The kitchen area has a range of fitted out cabinets and draws, granite worksurface, stainless steel one and half sink unit and a integrated dishwasher. The cooker is a freestanding Baumatic range cooker with a extractor canopy over. Twin archways link the breakfast area which has a ceramic tiled floor and a door which provides access to the garden. The utility room is fitted out with wall and base units and has plumbing for a washing machine, there is a useful walk in pantry and doors which lead to the double garage and rear porch which in turn leads to the annexe.





# Ashby Park, Daventry, NN11

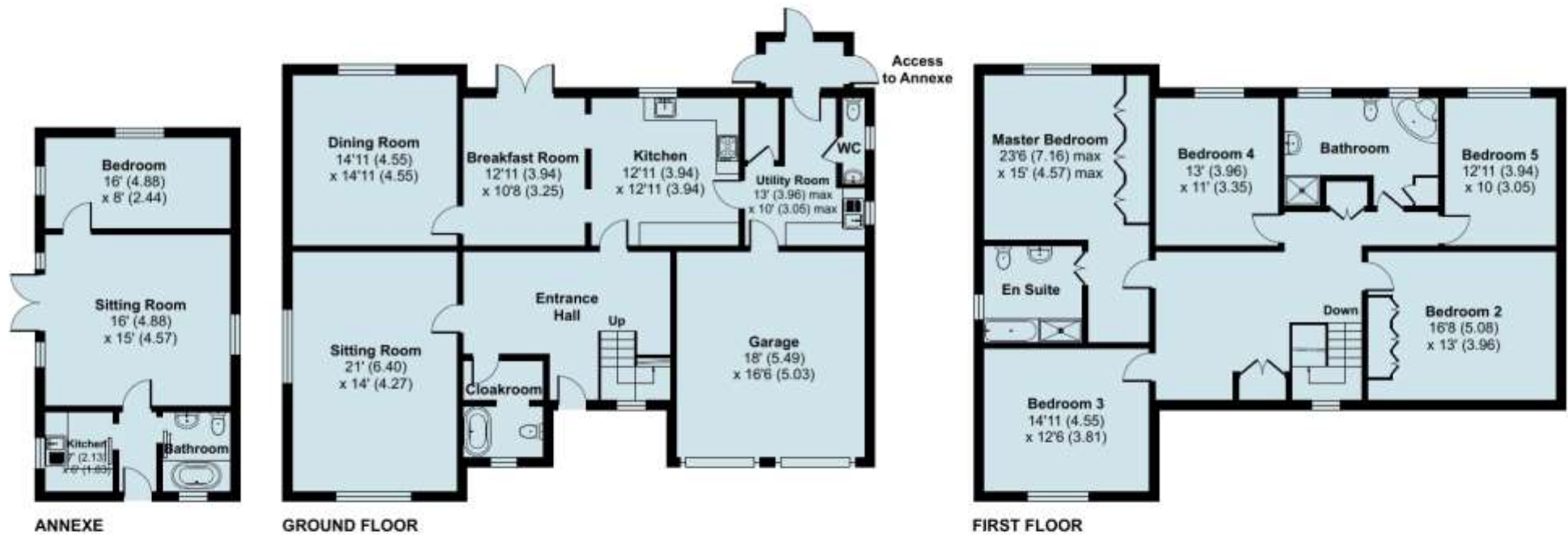
Approximate Area = 2789 sq ft / 259.1 sq m

Garage = 297 sq ft / 27.6 sq m

Annexe = 506 sq ft / 47 sq m

Total = 3592 sq ft / 333.7 sq m

For identification only - Not to scale





## First Floor

To the first floor a superb sized landing which has storage cupboards and ample room for furniture. Doors lead to all the bedrooms and bathroom. The primary bedroom overlooks the rear garden and has a dressing area and a four piece ensuite. There are four further double bedrooms and a four piece family bathroom consisting shower cubicle, corner bath, vanity unit with wash hand basin and W.C.

## Annexe

Entrance hallway with a laminated wood effect floor and doors which provide access to the kitchen, bathroom and sitting room. The kitchen features wall and base units, a wall mounted gas boiler, work surface and stainless steel sink. The sitting room has patio doors to the garden space, fireplace and a laminated wood effect floor. A door leads through to the bedroom which enjoys windows to two aspects. The bathroom is a white three piece suite.

## Outside

The property sits on a good sized plot and is approached via a blocked paved driveway providing ample off road parking and leads to the double garage which has twin up and over doors power and lighting and houses the main boiler to the property. The gardens have been well maintained are established with a range of shrubs and trees. The paved patio links both the house and the annexe and leads to the lawn area. The garden is fully enclosed and offers a good degree of privacy.







## Viewing

Strictly by prior appointment via the selling agents.  
Contact 01327 316880.

## Fixtures and Fittings

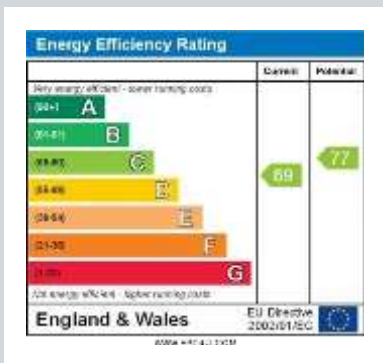
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council Tel:0300-126700  
Council Tax Band- G



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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